Yukon Bureau of Statistics

Yukon Rent Survey
April 2014

Highlights

- In April 2014, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $900 and the vacancy rate was 4.7%.
- Compared with March 2013, the median rent in Whitehorse for units in *buildings with 3 or more rental units* increased by $44, or 5.1%, while the vacancy rate increased 3.2 percentage points from 1.5% to 4.7%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 7.1%.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, Yukon Bureau of Statistics will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2014

Number of units in survey	965
Number of vacant units	45
Vacancy rate for all units	4.7%
Median rent for all units	$900

Whitehorse rent summary for units in buildings with 2 or more units[2], April 2014

Number of units in survey	1,761
Number of vacant units	141
Vacancy rate for all units	8.0%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, April 2014

Number of units in survey	2,167
Number of vacant units	154
Vacancy rate for all units	7.1%
Median rent for all units	$1,000

For units in buildings with 3 or more rental units, the median rent increased from $856 in March 2013 to $900 in April 2014, an increase of $44, or 5.1%.

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014.

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary by Type of Building with Rental Units, Yukon, April 2014

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	284	284	5	1.9%	$1,500	$1,454
Townhouse/Row house	29	94	1	0.9%	$1,300	$1,222
Duplex[1]	427	600	82	13.6%	$1,200	$1,179
Triplex and Fourplex	78	194	18	9.4%	$1,100	$1,160
Condominium	72	87	9	9.9%	$1,700	$1,709
Apartment Building[2]	51	862	36	4.2%	$900	$896
Store-top (Commercial)[3]	29	109	20	18.8%	$850	$872
Mobile Home	67	80	1	1.2%	$1,100	$1,020
All Types[4]	**1,038**	**2,308**	**172**	**7.5%**	**$1,000**	**$1,107**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

For rental units in all types of buildings, Yukon's median rent for April 2014 was $1,000. The highest median rent reported by landlords was $1,700 per month for condominiums. Single detached houses had the second-highest median rent at $1,500 per month. The lowest median rent was for store-top (commercial) rental units at $850 per month.

In April 2014, the most common type of building with rental units was apartments (862 units). The second most common type (600 units) was duplexes (include single detached houses with a rental suite). The least common type was mobile homes with 80 units.

Median Rent, Total Units and Vacancy Rate, by Size and Type of Unit, Yukon, April 2014

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Number of Buildings with Rental Units	1,038	284	29	427	78	72	51	29	67
Median Rent									
All	$1,000	$1,500	$1,300	$1,200	$1,100	$1,700	$900	$850	$1,100
Bachelor	$720	...	...	$875	$800	...	$720	$680	$550†
1 Bedroom	$900	x	$650	$950	$900	$1,800†	$900	$850	$550
2 Bedrooms	$1,040	$1,200	$1,200	$1,150	$1,350	$1,500	$900	$975	$1,100
3-4 Bedrooms	$1,471	$1,500	$1,450	$1,450	$1,500	1700†	$1,000	$1,800†	$1,250
5+ Bedrooms	$1,800†	$1,800†	...	...	...	...	...	...	...
Total Units									
All[4]	2,308	284	94	600	194	87	862	109	80
Bachelor	175	...	...	16	17	...	97	40	5
1 Bedroom	650	4	11	148	59	22	357	34	15
2 Bedrooms	923	102	40	201	85	47	399	28	20
3-4 Bedrooms	542	159	43	235	33	17	8	6	40
5+ Bedrooms	19	19	...	...	...	...	...	...	...
Vacant Units									
All[4]	172	5	1	82	18	9	36	20	1
Bachelor	15	...	...	2	1	...	7	5	0
1 Bedroom	52	0	0	27	3	0	12	10	0
2 Bedrooms	61	1	1	19	8	9	17	4	1
3-4 Bedrooms	44	4	0	34	5	0	0	1	0
5+ Bedrooms	0	0	...	...	...	...	...	...	...
Vacancy Rate									
All	7.5%	1.9%	0.9%	13.6%	9.4%	9.9%	4.2%	18.8%	1.2%
Bachelor	8.8%	...	...	14.7%	8.6%	...	7.1%	11.5%	0.0%
1 Bedroom	8.1%	0.0%	0.0%	18.1%	5.7%	0.0%	3.4%	30.2%	0.0%
2 Bedrooms	6.6%	1.3%	2.2%	9.3%	9.8%	18.2%	4.4%	15.9%	4.8%
3-4 Bedrooms	8.1%	2.5%	0.0%	14.4%	15.2%	0.0%	0.0%	17.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. † Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

Median Rent and Total Units, by Size and Decade of Construction, Yukon, April 2014

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Year
Number of Buildings with Rental Units	1,038	94	62	182	36	109	123	99	332
Median Rent									
All	$1,000	$900	$961	$950	$950	$1,200	$1,300	$1,250	$1,100
Bachelor	$720	$750	$660	$745	...	$950[†]	x	...	$720
1 Bedroom	$900	$900	$950	$925	$850	$850	$1,000	$900	$800
2 Bedrooms	$1,040	$1,000	$1,078	$900	$950	$1,000	$1,400	$1,475	$1,200
3-4 Bedrooms	$1,471	$1,450	$1,550	$1,400	$1,500	$1,300	$1,475	$1,500	$1,500
5+ Bedrooms	$1,800[†]	...	x	...	...	...	x	...	$1,800[†]
Total Units									
All[†]	2,308	201	325	585	82	192	195	176	554
Bachelor	175	51	21	10	0	5	3	0	85
1 Bedroom	650	57	149	140	22	46	57	73	105
2 Bedrooms	923	63	130	318	51	75	66	29	191
3-4 Bedrooms	542	30	23	117	9	66	67	74	156
5+ Bedrooms	19	...	1	...	...	...	1	...	17

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding.

Most of the buildings with rental units (182 buildings, or 17.5% of the total) were built in the decade of 1970-79 (note: 'unknown year' may include units also built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate, by Size and Community, April 2014

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,038	965	42	15	16
Median Rent					
All	$1,000	$1,000	$900	$775	$500[†]
Bachelor	$720	$720	$600	x	...
1 Bedroom	$900	$900	$800	$575	x
2 Bedrooms	$1,040	$1,050	$1,000	$875	x
3-4 Bedrooms	$1,471	$1,471	$1,200[†]	$1,800	x
5+ Bedrooms	$1,800[†]	$1,800[†]	...	...	...
Total Units					
All[†]	2,308	2,167	56	68	16
Bachelor	175	165	7	3	...
1 Bedroom	650	617	14	14	5
2 Bedrooms	923	850	24	42	6
3-4 Bedrooms	542	517	10	10	5
5+ Bedrooms	19	19	...	...	...
Vacant Units					
All[†]	172	154	8	10	0
Bachelor	15	12	2	1	...
1 Bedroom	52	48	3	1	0
2 Bedrooms	61	50	2	8	0
3-4 Bedrooms	44	43	1	0	0
5+ Bedrooms	0	0	...	...	...
Vacancy Rate					
All	7.5%	7.1%	14.8%	14.4%	0.0%
Bachelor	8.8%	7.5%	27.2%	33.3%	...
1 Bedroom	8.1%	7.9%	20.8%	7.1%	0.0%
2 Bedrooms	6.6%	5.9%	9.7%	18.9%	0.0%
3-4 Bedrooms	8.1%	8.3%	9.7%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding.

The highest median rent reported for any size of rentals units (in communities surveyed) was $1,800 for units with 5 or more bedrooms in Whitehorse and for 3- or 4-bedroom units in Watson Lake.

Of the 172 vacant rental units in Yukon in April 2014, 154 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 50, followed closely by 1 bedroom units at 48.

The highest vacancy rate in Whitehorse was 8.3% for 3- or 4-bedroom units, followed by 1 bedroom units at 7.9%. The lowest vacancy rate in Whitehorse was for units with 5 or more bedrooms at 0.0%.

Rent Summary by Type of Building with Rental Units, Whitehorse, April 2014

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	245	245	4	1.6%	$1,500	$1,535
Townhouse/Row house	29	94	1	0.9%	$1,300	$1,222
Duplex[1]	414	587	82	13.9%	$1,200	$1,175
Triplex and Fourplex	72	171	18	10.6%	$1,100	$1,152
Condominium	72	87	9	9.9%	$1,700	$1,709
Apartment Building[2]	46	815	22	2.7%	$900	$901
Store-top (Commercial)[3]	24	94	17	18.5%	$850	$884
Mobile Home	61	74	1	1.3%	$1,200	$1,062
All Types[4]	**965**	**2,167**	**154**	**7.1%**	**$1,000**	**$1,118**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

Median Rent, Total Units and Vacancy Rate by Size and Location, Whitehorse, April 2014

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Country residential	Crestview
Number of Buildings with Rental Units	965	211	160	344	204	31	15
Median Rent							
All	$1,000	$950	$1,000	$1,200	$1,300	$1,000	$1,200
Bachelor	$720	$700	$800	$785	$750[T]	x	...
1 Bedroom	$900	$900	$950	$900	$900	x	$900
2 Bedrooms	$1,050	$1,025	$950	$1,200	$1,300	$1,000[T]	$1,200
3-4 Bedrooms	$1,471	$1,650	$1,400	$1,406	$1,500	x	$1,400
5+ Bedrooms	$1,800[T]	...	x	x	x	...	...
Total Units							
All[2]	2,167	683	536	554	336	33	26
Bachelor	165	93	8	52	5	7	...
1 Bedroom	617	336	96	69	99	6	11
2 Bedrooms	850	215	321	189	102	14	8
3-4 Bedrooms	517	38	109	243	112	8	7
5+ Bedrooms	19	...	1	1	17	...	...
Vacant Units							
All[2]	154	65	35	40	8	2	4
Bachelor	12	6	3	4	0	0	...
1 Bedroom	48	27	7	9	4	0	1
2 Bedrooms	50	23	14	10	0	2	1
3-4 Bedrooms	43	9	11	17	4	0	2
5+ Bedrooms	0	...	0	0	0	...	...
Vacancy Rate							
All	7.1%	9.5%	6.5%	7.3%	2.5%	5.4%	16.6%
Bachelor	7.5%	6.4%	32.1%	7.5%	0.0%	0.0%	...
1 Bedroom	7.9%	8.1%	7.0%	13.6%	4.0%	0.0%	10.0%
2 Bedrooms	5.9%	10.7%	4.4%	5.5%	0.0%	13.3%	13.1%
3-4 Bedrooms	8.3%	22.5%	10.2%	6.9%	3.9%	0.0%	31.3%
5+ Bedrooms	0.0%	...	0.0%	0.0%	0.0%	...	...

x = Suppressed. ... = Not appropriate/applicable. [T] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding.

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